

Downtown San Diego

Public Open Space Implementation Plan



Downtown San Diego ***Public Open Space Implementation Plan***

PROJECT SCOPE + SCHEDULE

PART 1 / Outreach Analysis + Synthesis	October - March
PART 2 / Vision and Plan Development	May – October
PART 3 / Strategic Implementation Program	August – November
PART 4 / Final Document + Public Approval	November- January

PART 1 / Outreach | Analysis + Synthesis

what we heard

Demonstrate VALUE city wide

the plan must demonstrate its significance for all of San Diego and reinforce Downtown's place as the heart of the City.

Everyone wants to COLLABORATE

capitalize on the strong consensus of stakeholder agencies to collaborate

STREETS are the untapped resource

because more than just providing destination parks – downtown livability is about moving joyously through the entire public realm – and converting traffic and parking space to park space is the key

PART 1 / **key findings** VISION + SYSTEM

Acreage Deficit Exists + Compels Equivalencies
Joint use, partnerships, “out of the box” thinking

Residential Development Is Still Evolving
Design requires thoughtful flexibility

More Linkages and Connections
Link neighborhoods within downtown and beyond

PART 1 / key findings

FRAMEWORK

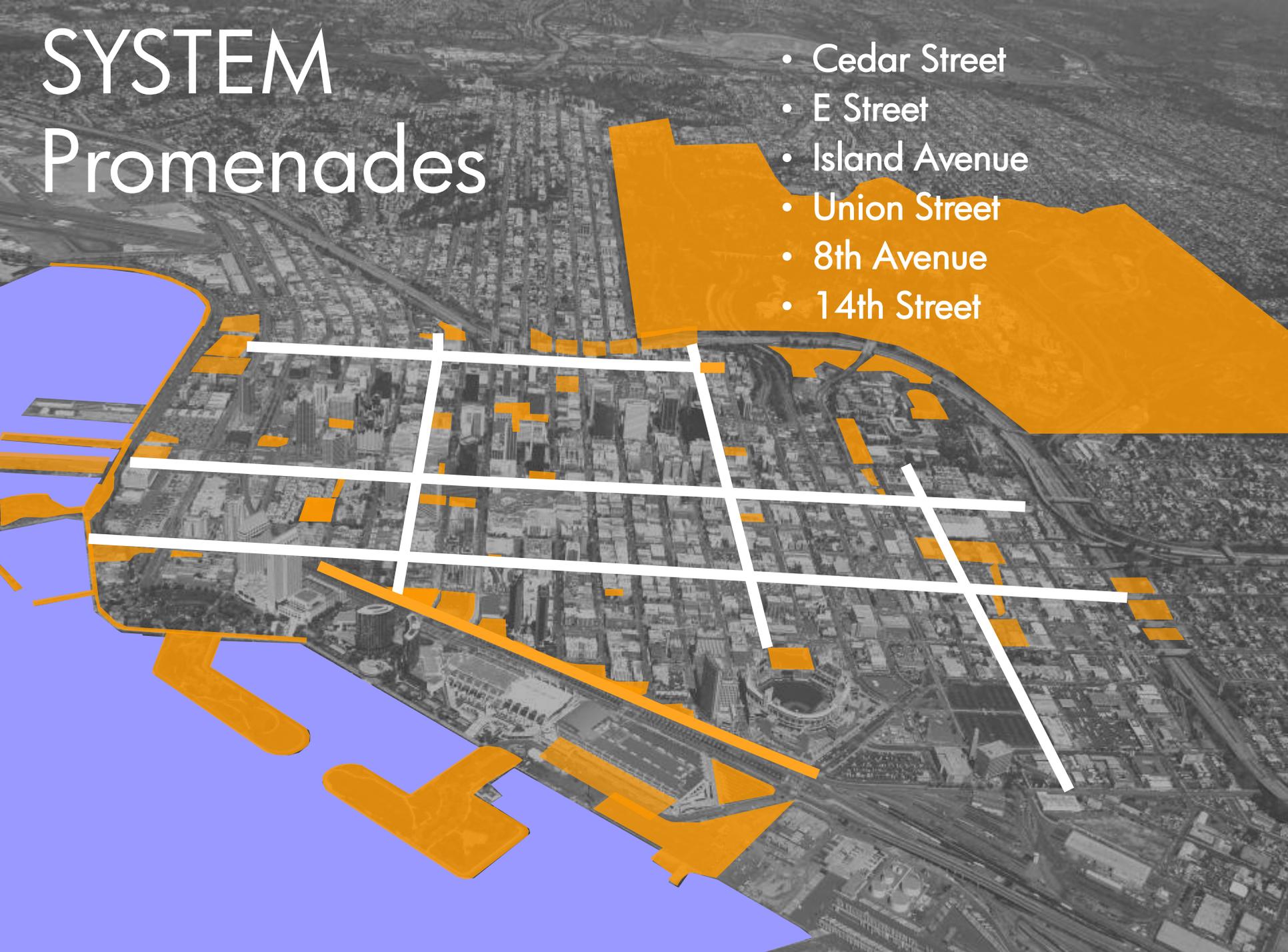
Overlapping O+M Responsibilities
No forum for communication and coordination

Funding Gap
Look for new revenue opportunities

Financial and Governance Instability
Poses new and evolving challenges

SYSTEM Promenades

- Cedar Street
- E Street
- Island Avenue
- Union Street
- 8th Avenue
- 14th Street



SYSTEM

Facilities Use | Program

Proposed Open Space System

Proposed (Spatial Allocation)			Recreation Facilities								Should be considered"																
		Acres	Multi-purpose open space - Lawn	Multi-purpose open space - Paved	Dog parks/dog runs	Playgrounds/tot lots	Jogging paths/fitness trails	Picnic areas	Outdoor seating areas	Swimming pools/aquatic centers	Community/recreation centers	Community gardens	Historic/cultural centers	Historic/cultural features	Access to natural areas/Waterfront access	Outdoor amphitheater/Event space	Basketball/sports courts	Soccer fields/athletic fields	Youth/teen centers	Skateboard parks	Baseball/softball fields	Fishing piers	Concessions/food in parks	Interactive fountains/water	Restrooms		
1	East Village Green	4.1	●	■	●		●	●	●		■	G				F		◆	□					C	R		
2	Post Office Square	1.4		■					●			G		H		F									●	R	
3	St. Joseph's Park	1.4	●	■	●	●		●	●			G		H		F								C	●	R	
5	North Central Square	0.7		■					●			G		H		F										R	
6	Civic Square	1.4	●	■					●			G		H		F								C		R	
7	13th Faults 1	0.6	●	■		●		●	●																		
8	13th Faults 2	0.4	●	■		●		●	●															C		R	
9	East Village Linear Park 1	0.4	●	■					●					H													
10	East Village Linear Park 2	0.5	●	■					●					H													
11 thru 15	Freeway Lids - Cortez	6.6	●	■		●		●	●																		
16 thru 18	Freeway Lids - East Village	2.1	●	■	●	●		●	●									◆								R	
	Union Street Promenade		●	■	●	●		●	●					H										C	●		
	8th Avenue Promenade		●	■	●	●		●	●					H										C	●		
	14th Street Promenade		●	■	●	●		●	●					H										C	●		
	Cedar Street Promenade		●	■	●	●		●	●					H	A									C	●		
	C Street Promenade		●	■	●	●		●	●					H										C	●		
	Island Avenue Promenade		●	■	●	●		●	●					H										C	●		
	Little Italy Gardens					●			●			G		H													
	6th Ave. Pre-Lid			■					●					H	A												
Other Proposed																											
	North Embarcadero Esplanade		●	■		●		●	●		■			H	A	E								○	C		R
	County Admin Ctr. Waterfront	8.8	●	■		●		●	●		■			H	A	E									●	R	
	Convention Center Expansion Park																										
	Navy Broadway Park			■					●						A												

Use | Program

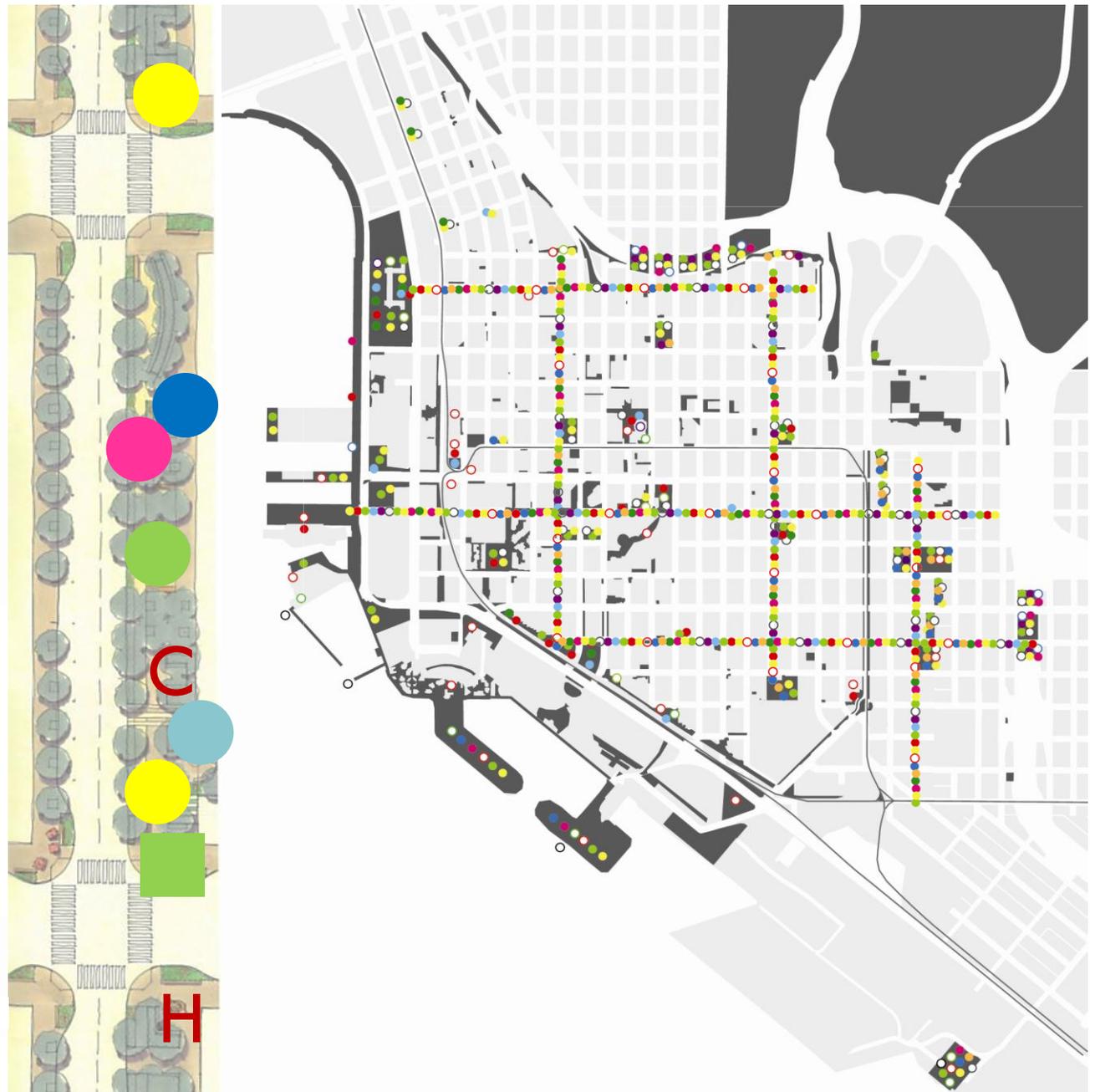
- Multi-purpose Lawn
- Multi-purpose Paved
- Dog park
- Playarea/tot lot
- Jog/exercise
- Picnic area
- Seating

G Community garden

H Historic/cultural feature

C Concessions in park

● Interactive fountain/water



St. Joseph's Park

Cortez Hill

Residential neighborhood
Adjacent to 3rd Avenue Green Street
Across from St. Joseph's Church
Full block
Over structured parking
Significant grade change across site



St. Joseph's Park

Park Character



Balboa Park, SD

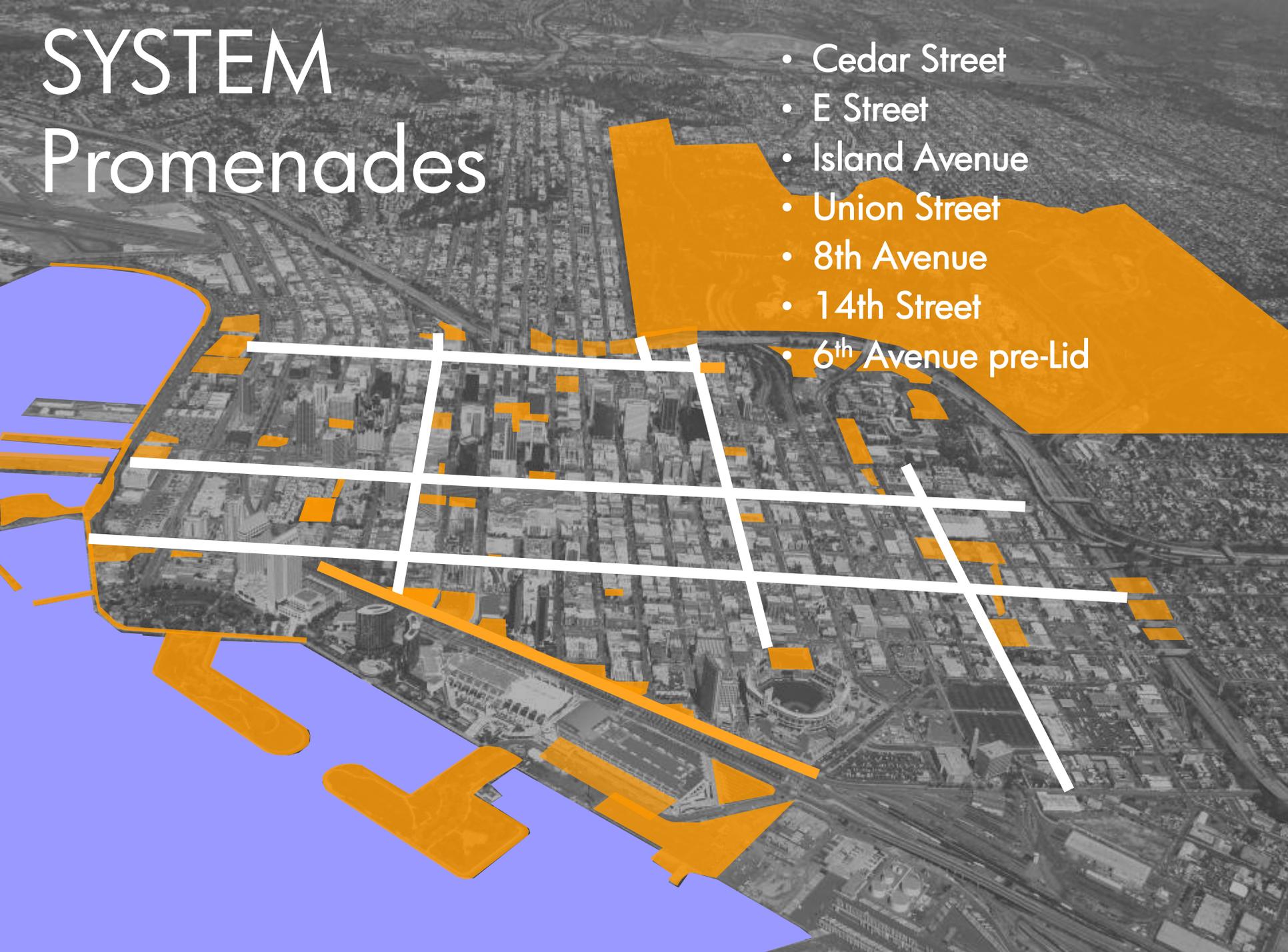


S Street Dog Park, Washington DC



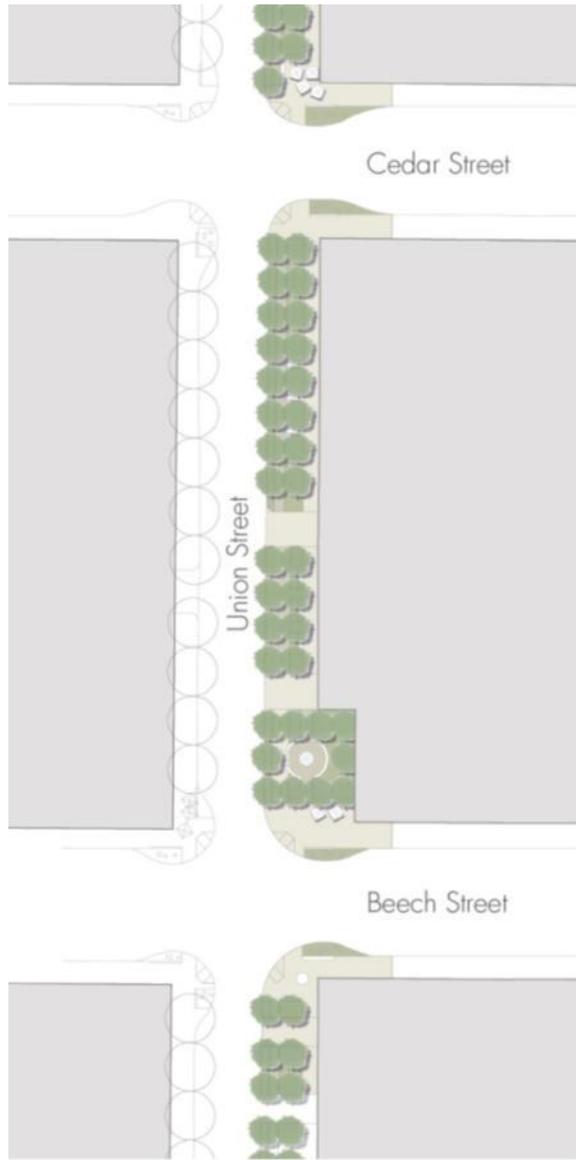
SYSTEM Promenades

- Cedar Street
- E Street
- Island Avenue
- Union Street
- 8th Avenue
- 14th Street
- 6th Avenue pre-Lid



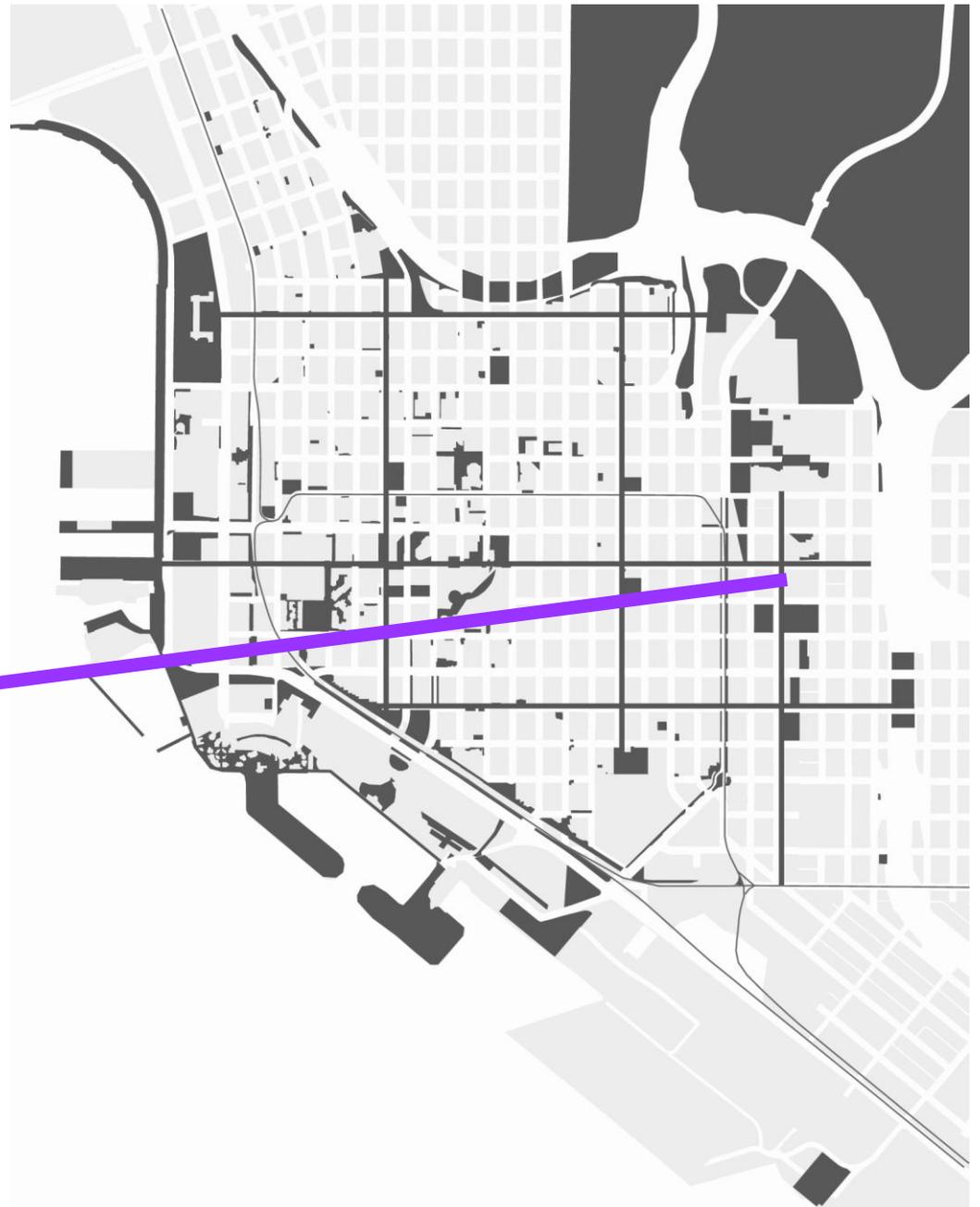
Union Street Promenade

Columbia/ Civic Core



14th Street Promenade

East Village



14th Street Promenade



14'
Sidewalk

8'
Parking

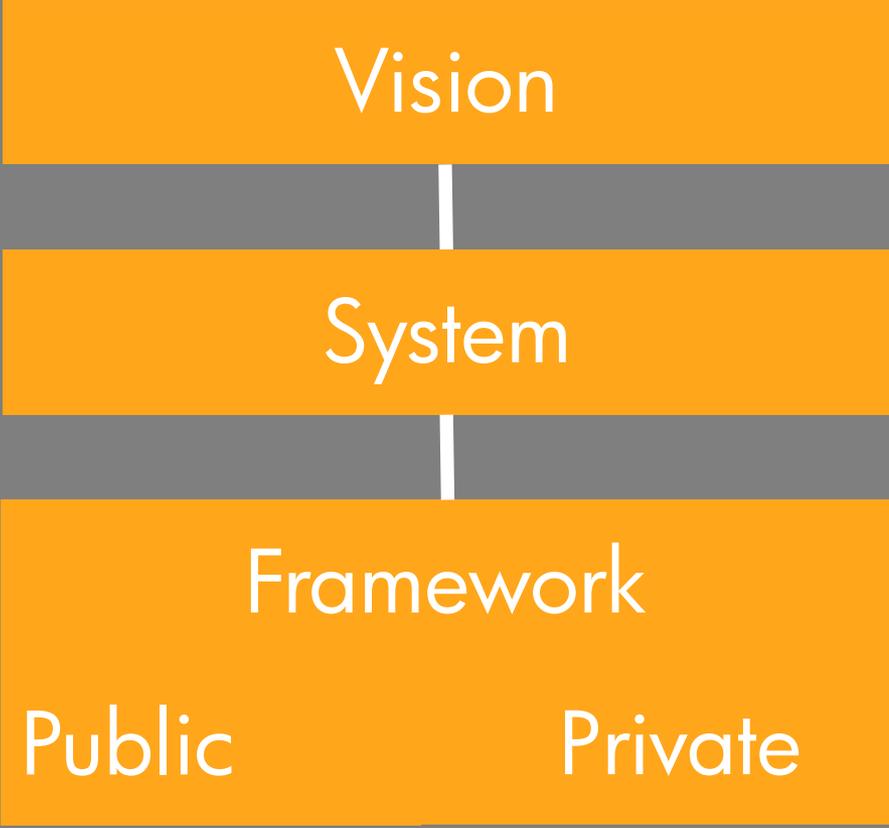
13'
Travel Lanes

13'

32'
Promenade

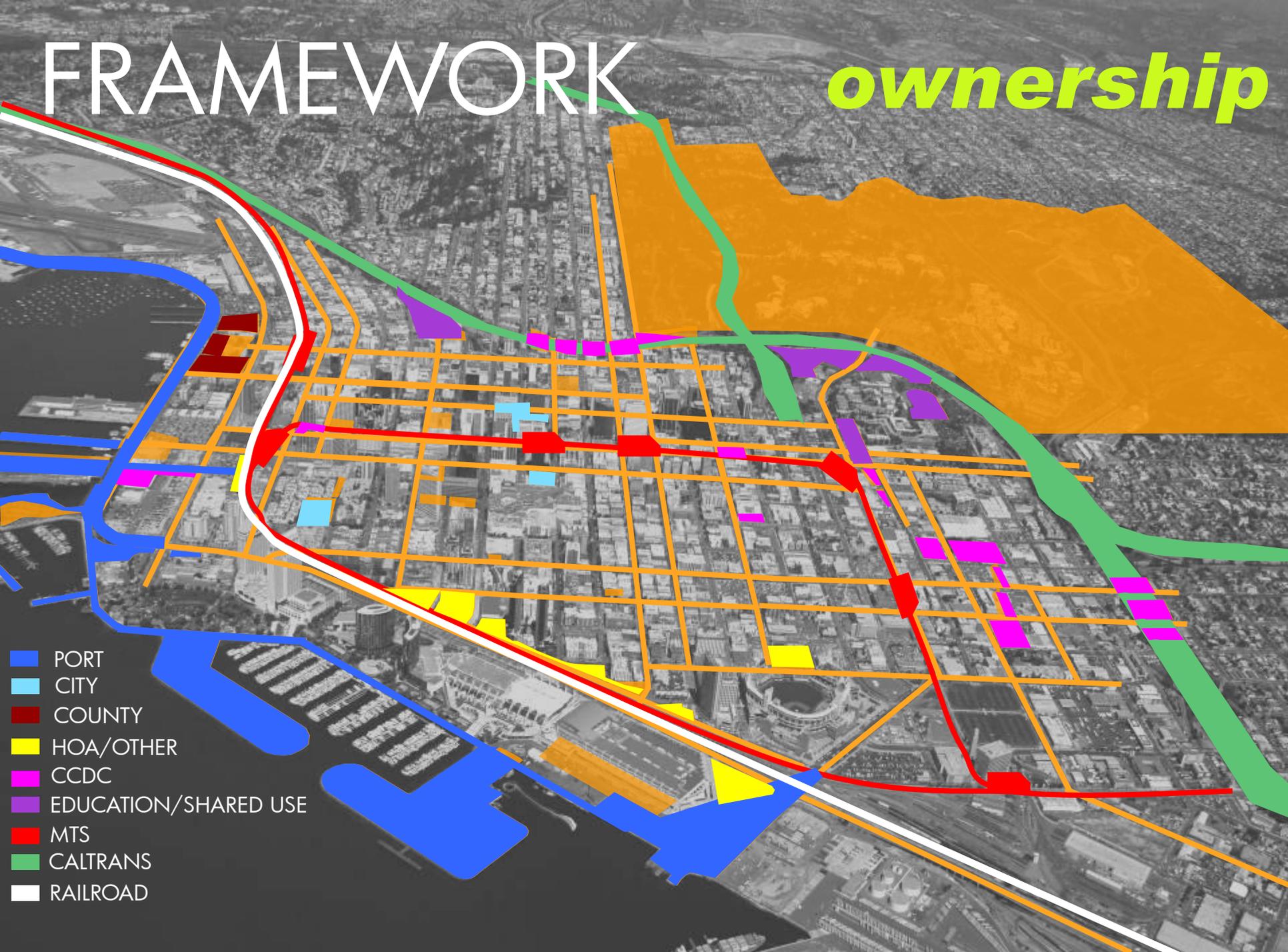
80' ROW

Downtown Public Open Space Implementation



FRAMEWORK

ownership



- PORT
- CITY
- COUNTY
- HOA/OTHER
- CCDC
- EDUCATION/SHARED USE
- MTS
- CALTRANS
- RAILROAD

FRAMEWORK

***maintenance
base and enhanced***

- Federal
- State / CalTrans
- County
- Schools
- MTS / Railroad
- HOA's

Little Italy
MAD

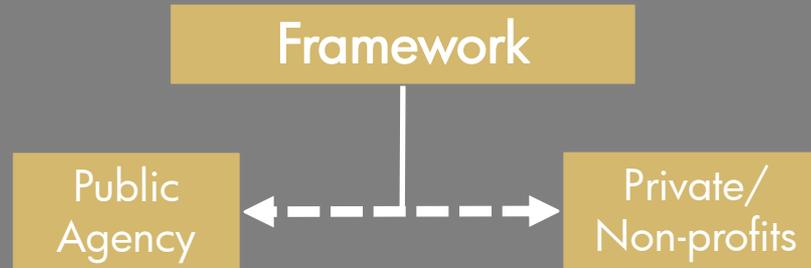
City Park & Recreation
City Streets and Stormwater

DSDP
Clean and Safe Program

Port of San Diego

Downtown Public Open Space Framework

- CCDC
- CITY
- PORT
- COUNTY
- MTS
- CALTRANS
- SCHOOLS



- PBID
- MAD
- HOAs
- Other 501c3s

Coordination within and between public and non-profit entities is critical for open space implementation and O & M

How formal do these relationships need to be?

What are the first steps to improving relationships and process?

Downtown Public Open Space

Current Problems to Solve related to Framework

- Inequities in maintenance
- Redundancy of efforts
- Lack of coordinated oversight of Downtown Open Space
O + M, programming
- Parallel efforts by various agencies on implementation
- Different levels of contribution from various Downtown Districts
- Better coordinated design/ health/ safety review and permitting process between Agencies and City.
- Funding gaps

Downtown Public Open Space

Revenue Sources

REVENUE SOURCE	CAPITAL	OPERATING
General Fund		
Community Facilities District		
Assessments / PBID		
Assessments/ TOT+TMD		
Public / Private Development		
FAR bonus		
Real Estate Proceeds / DIF		
Grants		
Concessions		
Events		
Fees & Permits / Parking District		
Corporate Sponsorship		
Philanthropy		

Framework Alternative Overseeing Entities

- City
- CCDC
- Port
- County
- etc.

Vision and Stewardship of Downtown Public Open Space

All Existing
Plans for
Open Space

Other Open
Space
Opportunities

- Districts
- Private
- etc.

Public Corporation

Created legislatively:
such as JPA, Public Benefit
Corporation, etc.

Non-Profit Foundation

Created independently:
such as Parks Conservancy, etc.

Board of Trustees
(public and private representation)

Oversight, accountability

Management

Service Delivery

Downtown Public Open Space

Implementation Process

Vision and Ideas
Planning
Financing and Acquisition
Design
Public Input and Outreach
Review, Approvals and Permitting
Construction

CCDC MTS
CITY CALTRANS
PORT SDUSD
COUNTY COUNTY
STATE MADs
FEDERAL

Operations and Management
Maintenance
Programming
Security

PBID MTS
LIA CALTRANS
CITY HOAs
PORT SDUSD
STATE COUNTY
FEDERAL

Revenue Capture and Reinvestment

POSIP Next steps:

- Refine Framework :
 - Preliminary order of magnitude cost models for park construction
 - Refined management and governance plan based on input
 - Operations, management and maintenance cost modeling
 - Funding strategies
- Review with Stakeholders
 - Executive Project Working Group
 - Technical Working Groups
 - Open House
- Prepare Strategic implementation program summary report

Thank you